



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



March 15, 2016

Richard J. Bruckner
Director

Wil Nieves
22150 Hawthorne Blvd., #700
Torrance, CA 90503

**REGARDING: PROJECT NO. R2009-02029-(2)
NONCONFORMING REVIEW NO. 200900013
356 W. Redondo Beach Blvd., West Rancho Dominguez-Victoria
(APN: (6129-004-023))**

Hearing Officer Patricia Hachiya, by her action of March 15, 2016, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **March 29, 2016. Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Travis Seawards of the Zoning Permits West Section at (213) 974-6462, or by email at TSeawards@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),
c: DPW (Building and Safety); Zoning Enforcement;

MKK:TSS

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2009-02029 - (2)
NONCONFORMING REVIEW NO. 200900013**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Nonconforming Review No. 200900013 ("NCR") on March 15, 2016.
2. The permittee, Star Mobile Home Park, LLC ("permittee"), requests the Project Permit to authorize the continued operation of an existing 30-unit mobile home park ("Project") on a property located at 356 W. Redondo Beach Boulevard in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site") in the Light Manufacturing – Industrial Preservation (M-1-IP) Zone pursuant to Los Angeles County Code ("County Code") section 22.56.1510.
3. The Project Site is 1.85 gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a 30-unit mobile home park.
4. The Project Site is located in the Victoria Zoned District and is currently zoned M-1-IP.
5. The Project Site is located within the Light Industrial land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:

North: Heavy Manufacturing – Industrial Preservation (M-2-IP)
South: M-1-IP
East: M-1-IP
West: M-1-IP
7. Surrounding land uses within a 500-foot radius include:

North: Light and heavy manufacturing/warehousing businesses, RV rentals, and a church.
South: Light manufacturing/warehousing businesses, electrical and golf cart sales.
East: Light manufacturing/warehousing businesses, nursery, pet day care, and auto sales.
West: Light manufacturing/warehousing businesses, freight storage, automobile dismantling, auto repair, and auto sales.
8. There are three previous planning approvals for the mobile home park.
 - Zoning Exception Case No. 5739-(2) established the mobile home park on December 20, 1960.

- NCR No. 87-035-(2) authorized the continued operation of the mobile home park on April 22, 1987.
 - NCR No. 99-087-(2) authorized the continued operation of the mobile home park on September 16, 1999 and expired on September 7, 2009.
9. The site plan depicts the 1.85-acre project site, which consists of one rectangular shaped parcel. Access is granted through a 26-foot-wide driveway from West Redondo Beach Boulevard. The driveway continues through the middle of the entire parcel. Eight parking spaces are located near the front entrance to the north of the driveway. There are 30 mobile home units and each unit has one accompanying tandem parking area that allows for two vehicles. There is a utility building along the north parcel boundary in the center of the northern row of units.
10. The Project Site is accessible via W. Redondo Beach Boulevard to the south. Primary access to the Project Site will be via an entrance/exit on W. Redondo Beach Boulevard.
11. The project was reviewed and cleared for hearing by the Department of Public Works and the County Fire Department, with no additional requirements or conditions.
12. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities categorical exemption from the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is a request to continue the operation of an existing mobile home park in an urbanized area with no sensitive biological resources in the vicinity and with no proposed changes to the project.
13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. Staff has not received any public comments on this project.
15. A duly noticed public hearing was held on March 15, 2016 before the Hearing Officer. The applicant's representative, Wil Nieves, presented testimony in favor of the request and stated that the applicant has read and agreed to all proposed conditions of approval. There being no further testimony, the Hearing Officer closed the public hearing.
16. The Hearing Officer finds that the project site is located within the Light Industrial (IL) land use category of the Los Angeles County General Plan, which is intended for light industrial uses, including light manufacturing, assembly, warehousing and distribution. The existing mobile home park is not consistent with the designation. However, the mobile home park was legally established and permitted in 1960, and is therefore considered a legal, nonconforming use. Pursuant to Section 22.56.1550

of the County Code, a nonconforming use may be continuously operated provided there is no alteration, enlargement or addition to the use or structure.

17. The Hearing Officer finds the Project is supported by a policy in the Housing Element to support increased opportunities for housing diversity: "Promote mixed income neighborhoods and a diversity of housing types through the unincorporated area to increase housing choices for all economic segments of the population." The mobile home park provides valuable affordable housing in the community.
18. The Hearing Officer finds that the Project is consistent with the provisions for a Nonconforming Use and Structure Review. Section 22.56.1550 of the zoning code states, "A nonconforming use or building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement or addition to any building or structure; no increase in occupant load; nor any enlargement of area, space, or volume occupied by or devoted to such use." The existing mobile home park was legally established in 1960 and has two previous nonconforming review approvals, and there is no proposed change to the project site with this application.
19. The Hearing Officer finds that the Project is consistent with the County Code and that provisions of the M-1 Zone and West Rancho Dominguez-Victoria CSD are not applicable to the Project. A mobile home park is not a permitted use in the M-1 Zone. However, the mobile home park was legally established through Zoning Exception Case No. 5739-(2) on December 20, 1960. Additional authorization to operate the facility was further granted through Nonconforming Reviews No. 87-035-(2) on April 22, 1987 and NCR No. 99-087-(2) on September 16, 1999. Therefore the mobile home park is a legal nonconforming use in the M-1 Zone and the CSD.
20. The Hearing Officer finds that the Project does not meet certain County Code provisions for mobile home parks as outlined in Section 22.52.500, but that the Project is consistent with the provisions for Nonconforming Uses as outlined in Section 22.56.1550, which allows for legally established nonconforming uses to continue operation provided there is no alteration or enlargement of the use. The mobile home park has been established as a 30-unit park since the 1960's and does not propose any expansion to the use. Approval of the Nonconforming Review would therefore allow existing non-complying conditions due to development standards to remain.
21. The Hearing Officer finds that the Project does not adversely affect the health, peace, comfort or welfare of persons residing or working in the area, is not detrimental to the use, enjoyment, or valuation of property in the area, and does not jeopardize or endanger the general welfare. The existing mobile home park was legally established in 1960 and has had two subsequent nonconforming review approvals. The mobile home park provides valuable affordable housing units to the area for people with low or fixed incomes. Though industrially zoned, the project site is adjacent to additional non-industrial uses including a nursery and a church. These uses provide some buffering from nearby industrial operations. There are no current zoning violations associated with the mobile home park, and the applicant has

operated to park in a reasonable fashion. The mobile home park is subject to codes and standards from the State Department of Housing and Community Development, and with adherence to the project's conditions of approval, the project does not negatively impact the neighborhood and is compatible with the surrounding development pattern.

22. The Hearing Officer finds that the Project site is adequate in size to accommodate the development features to integrate the use in the surrounding area. The Project site is 1.85 acres. Each mobile home unit has an accompanying parking space and the mobile home park has guest parking spaces and a utility building for laundry services. The use has been integrated in the community since 1960 with no history of zoning violations or complaints against the property. Although located in an industrial area, several additional non-industrial uses are adjacent to the mobile home park, including a nursery and a church, so that the mobile home park is buffered from industrial uses in the area.
23. The Hearing Officer finds that the Project is adequately served by existing streets and public services and utilities. The Project is a request for a Nonconforming Review to continue the operation of a 30-unit mobile home park that was legally established in 1960. The mobile home park is not expanding and therefore does not require new infrastructure or utility improvements. The Department of Public Works and the County Fire Department also reviewed the Project and had no additional requirements or conditions.
24. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Nonconforming Review Permit to twenty (20) years.
25. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the West Rancho Dominguez-Victoria community. On January 28, 2016, a total of 31 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Victoria Zoned District and to any additional interested parties.
26. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

Regarding the Nonconforming Use, Building, and Structure Review

- A. The cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.
- B. The Project does not adversely affect the health, peace or welfare of persons residing or working in the surrounding area.
- C. The Project is not materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site.
- D. The Project does not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Nonconforming Review Number 200900013, subject to the attached conditions.

ACTION DATE: March 15, 2016

MKK:TSS
2/15/16

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2009-02029-(2)
NONCONFORMING REVIEW NO. 200900013**

PROJECT DESCRIPTION

The project is a request for a Nonconforming Review to authorize the continued operation of a 30-unit mobile home park, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on March 15, 2036.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Nonconforming Review application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the mobile home park and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The

permittee shall deposit with the County the sum of \$2,000.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for ten (10) biennial (once every two years) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **June 16, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the continued operation of a 30-unit mobile home park.
20. Parking shall be maintained at a minimum ratio of two (2) tandem parking spaces per mobile home unit, and at least eight (8) guest parking spaces shall be provided.
21. Outside storage and display on the subject property is prohibited.
22. All units within the mobile home park shall be self-contained and owned or leased by the occupants, except for the manager/caretaker unit.
23. All the units on the property shall be mobile homes and shall not contain more than one dwelling unit per mobile home space.
24. The permittee shall not permit parking within the access driveways, and all driveways and parking areas shall be well-maintained and in good condition.
25. The permittee shall maintain all landscaping on the subject property in a neat and clean condition, including proper pruning, weeding, removal of litter, fertilizing and a replacement of plants when necessary.
26. The existing walls shall be continuously maintained in good condition along the north, south, east, and west perimeters of the mobile home park.
27. All exterior lights shall be shielded and focused away from residential units.

28. The mobile home park shall be continuously licensed and operated in accordance with the requirements of the California State Department of Housing and Community Development.
29. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated January 6, 2016.
30. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated December 22, 2015.

Attachments:

Fire Department Letter dated December 22, 2015

Public Works Department Letter dated January 6, 2016



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 6, 2016

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Travis Seawards

FROM: Art Vander Vis 
Land Development Division
Department of Public Works

NONCONFORMING REVIEW (NCR) NO. 200900013
PROJECT NO. R2009-02029
356 WEST REDONDO BEACH BOULEVARD
ASSESSOR'S MAP BOOK NO. 6129, PAGE 4, PARCEL NO. 23
UNINCORPORATED COUNTY AREA OF GARDENA

Thank you for the opportunity to review the site plan and zoning permit application for the project located at 356 West Redondo Beach Boulevard in the unincorporated County area of Gardena. The applicant is requesting authorization for a NCR renewal to continue to operate and maintain an existing 19,200-square-foot, 30-unit, mobile-home park with no proposed improvements.

- ☒ Public Works does not have any conditions that need to be applied to this project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

If you have any questions or require additional information, please contact Max Rodriguez of Public Works' Land Development Division at (626) 458-6967 or mrodrigue@dpw.lacounty.gov.

MR:tb

P:\ldpub\SUBPCHECK\Plan\Single Lots\356 w redondo beach blvd\ncr 200900013\2015-12-01 ncr 200900013 submittal\ncr 200900013 dpw.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2009-02029

MAP DATE: 11/17/2009

LOCATION: 356 W. Redondo Beach Blvd., Gardena

PLANNER: Travis Seawards

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

ACCESS REQUIREMENTS

1. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
2. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
3. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
4. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
5. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4
6. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1

Reviewed by: Wally Collins

Date: December 22, 2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2009-02029

MAP DATE: 11/17/2009

LOCATION: 356 W. Redondo Beach Blvd., Gardena

PLANNER: Travis Seawards

7. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

WATER STSTEM REQUIREMENTS

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. The required fire flow for the public fire hydrants for this project is 1250 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.